



27

COUNTY ATTORNEY'S OFFICE
MEMORANDUM

TO: Carlton D. Henley, Chairman
Board of County Commissioners

THROUGH: Stephen P. Lee, Deputy County Attorney

FROM: Lynn Vous, Assistant County Attorney
Ext. 5736

CONCUR: Pam Hastings, Administrative Manager/Public Works Department
David V. Nichols, P.E., Principal Engineer/Major Projects

DATE: April 27, 2005

RE: Easement Holder: Progress Energy Corporation
Owner: Seminole County
Bunnell Road
Parcel Nos. 109; 709A; 709B; 709C; 124B; 124C; 140
142; 150; 701; 702; 704; 707; 736; and 737

Eden Park Avenue
110; 111; 715C; 715D; 815A; 815B; and 718

This Memorandum requests approval by the Board of County Commissioners ("BCC") and execution by the Chairman of a Subordination of Utility Interests Agreement with respect to the easement interest of Florida Power Corporation d/b/a Progress Energy Florida, Inc., in property designated by Seminole County as Bunnell Road Parcel Nos. 109; 709A; 709B; 709C; 124B; 124C; 140; 142; 150; 701; 702; 704; 707; 736; and 737; Eden Park Avenue Parcel Nos. 110; 111; 715C; 715D; 815A; 815B; and 718. The County has acquired, or will acquire these parcels from the frontage of Bunnell Road and Eden Park Avenue in which PEC has a Distribution Easement. See location map attached hereto as Exhibits A and B.

The BCC adopted Resolution Nos. 04-R-72; 04-R-73 and 05-R-5 on April 13, 2004 and January 11, 2005, respectively, authorizing the acquisition of parcels involved with Bunnell Road and Eden Park Avenue, and finding that the Bunnell Road/Eden Park Avenue road improvement project is necessary and serves a public purpose and is in the best interests of the citizens of Seminole County.

Progress Energy Florida, Inc., has signed and tendered a recordable instrument, entitled Subordination of Utility Interests, prepared by the County Attorney's Office, a copy of which is attached as Exhibit C. County staff asks that the BCC accept this Subordination of Utility Interests for filing in land records. Progress Energy Florida, Inc. has agreed to provide the subordination of its easement interests without charge. This will also settle Progress Energy Florida, Inc.'s involvement in any Bunnell Road/Eden Park Avenue related litigation.

LMV:krc

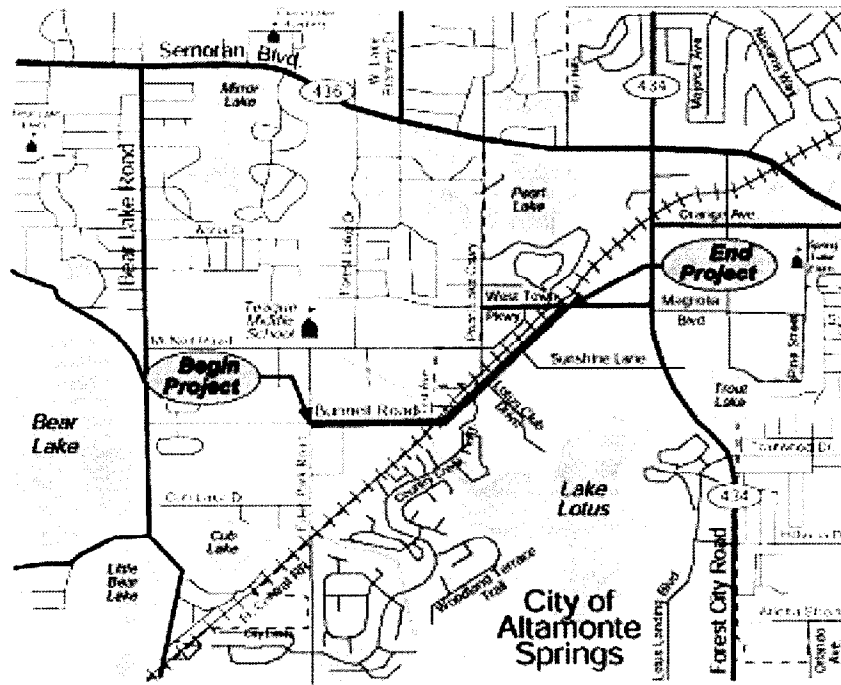
Attachments:

Exhibit A - Location Map Bunnell Road

Exhibit B - Location Map Eden Park Avenue

Exhibit C - Subordination Utility Interests

P:\USERS\KCURRY\MY DOCUMENTS\MEMORANDUMS\AGENDA ITEM\AGENDA ITEM BUNNELL RD EDEN PARK AVE SUBORDINATION AGREEMENT.DOC



Project Limits		Widen (Lanes)		Distance
From	To	From	To	(Miles)
Eden Park Avenue	West Town Parkway	2	3	0.9

Bunnell Road

EXHIBIT A



Project Limits		Widen (Lanes)		Distance
From	To	From	To	(Miles)
Orange County Line S.R. 414 [Maitland Boulevard]	Bunnell Road	2	3	0.9

EDEN PARK AVENUE

EXHIBIT B

SUBORDINATION OF UTILITY INTERESTS

THIS AGREEMENT, entered into this _____ day of _____, 2005, by and between FLORIDA POWER CORPORATION d/b/a PROGRESS ENERGY FLORIDA, INC., whose address is 100 Central Avenue, St. Petersburg, Florida 33701, hereinafter referred to as the "COMPANY", and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the "COUNTY".

WITNESSETH:

WHEREAS, the COMPANY presently has an interest in certain lands that have been determined necessary for use as right-of-way for additional traffic lanes and improved drainage facilities on **Bunnell Road and Eden Park Avenue**; and

WHEREAS, the proposed use of these lands for use as right-of-way for additional traffic lanes and improved drainage facilities purposes on **Bunnell Road and Eden Park Avenue** will require subordination of the interest claimed in such lands by the COMPANY to the COUNTY; and

WHEREAS, the COUNTY is willing to pay to have the COMPANY's facilities relocated, if necessary, or to replace COMPANY's easements with new easements encumbering different lands if necessary, to prevent conflict between the facilities so that the benefits of each may be retained,

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, the COMPANY and the COUNTY agree as follows:

THE COMPANY subordinates any and all of its interest in the lands described as follows:

(See, legal descriptions attached as Exhibit A)

to the interest of the COUNTY, its successors, or assigns, for the purpose of constructing, improving, maintaining and operating a road, including drainage facilities, over, through, upon, and/or across such lands, including, but not limited to, the claim of interest based on the following:

(See, list of claim of interest attached as Exhibit B)

PROVIDED that the COMPANY has the following rights:

1. The COMPANY shall have the right to construct, operate, maintain, remove, and relocate facilities on, within, and upon the lands described herein. Any new

EXHIBIT C

construction or relocation of facilities within the lands will be subject to prior approval by the COUNTY's Engineer.

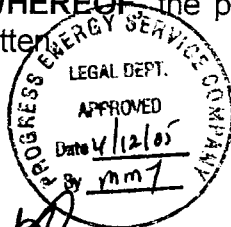
2. The COMPANY shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the COUNTY's facilities.

3. The COMPANY agrees to repair any damage to COUNTY facilities and to indemnify the COUNTY against any loss or damage resulting from the COMPANY exercising its rights outlined in Paragraphs 1 and 2 above.

4. Should the COUNTY require the COMPANY to alter, adjust, or relocate its facilities located within said lands, the COUNTY hereby agrees to pay the cost of such alteration, adjustment or relocation, including, but not limited to the cost of acquiring appropriate replacement easements. Any relocation, alteration or removal of COMPANY'S facilities not required by the COUNTY shall be performed at COMPANY'S sole cost and expense.

IN WITNESS WHEREOF the parties have executed this Agreement on the day and year first above written.

ATTEST:



FLORIDA POWER CORPORATION
d/b/a PROGRESS ENERGY FLORIDA, INC.

By: Billy R. Raley Vice President

Date: April 18, 2005

3300 Exchange Place
Lake Mary, FL 32746

R. Alexander Glenn
Assistant Secretary

(CORPORATE SEAL)

STATE OF Florida
COUNTY OF Seminole

I HEREBY CERTIFY that, on this 18th day of April, 2005, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Billy Raley, and Alexander Glenn, as President and Secretary, respectively, of FLORIDA POWER CORPORATION d/b/a PROGRESS ENERGY FLORIDA, INC., a corporation organized under the laws of the State of Florida, who are personally known to me or who have produced _____ as identification. They acknowledged before me that they executed the foregoing instrument as such officers in the name and on behalf of the corporation, and that they also affixed thereto the official seal of the corporation.

Judith B. Whetling-Hawkins
Print Name Judith B. Whetling-Hawkins
Notary Public in and for the County
and State Aforementioned

Bunnell Road and Eden Park Avenue Road Project
Bunnell Road Parcels: 109/709A/709B/709C/124B/124C/140/142/150/ 701/702/704/707/736/737
Eden Park Avenue Parcels: 110/111/715C/715D/815A/815B/718



JUDITH B. ECHE
MY COMMISSION DD 15828
EXPIRES: October 14, 2006
Bonded Thru Budget Notary Services

My commission expires: 10/14/06

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA**

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
CARLTON D. HENLEY, CHAIRMAN

Date: _____

For the use and reliance of
Seminole County only. Ap-
proved as to form and legal
sufficiency.

As authorized for execution by the Board
of County Commissioners at its _____
2005, regular meeting.



County Attorney

ST/dre
01/19/05

P:\USERS\EDGE\MY DOCUMENTS\VACQUILITY\SUBAGREEBUNNELL-EDENPK.DOC

Tx

EXHIBIT A

RIGHT-OF-WAY FEE
PROJECT: Bunnell Road
R/W PARCEL NO.: 109

ID# 17-21-29-SBG-0000-061A

A part of the property described in Official Records Book 1900, Page 468 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East

described as follows:

COMMENCING at the Northeast corner of the Northeast $\frac{1}{4}$ of said Section 20; thence South $00^{\circ}29'10''$ West, a distance of 84.69 feet along the East line of said Section 20; thence South $47^{\circ}11'25''$ West, a distance of 6.93 feet along the Southeasterly Right-of-Way line of Bunnell Road to the POINT OF BEGINNING; thence South $00^{\circ}28'57''$ West, a distance of 20.47 feet; thence South $47^{\circ}13'48''$ West, a distance of 551.76 feet to the point on the arc of a non-tangent curve concave Northwesterly having a radius of 756.00 feet, a central angle of $05^{\circ}04'44''$ and a chord of 66.99 feet that bears South $49^{\circ}40'14''$ West; thence southwesterly along the arc of said curve, a distance of 67.01 feet; thence South $45^{\circ}08'15''$ West a distance of 79.33 feet to the Southeasterly Right of Way line of Bunnell Road; thence North $43^{\circ}24'23''$ East, a distance of 212.41 feet; thence North $47^{\circ}08'22''$ East along said Southeasterly Right of Way line a distance of 500.06 feet to the POINT OF BEGINNING.

Containing 8,472 square feet, more or less.

1. Subject to an easement in favor of Florida Power Corporation dated March 1, 1979 and filed March 23, 1979 in Official Records Book 1215, Page 999, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheets 8, 9 and 14 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.

EXHIBIT A

William L. Gilbert

William L. Gilbert Date 02/12/2004

Florida Registered Land Surveyor #5300

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Southeastern Surveying & Mapping Corp.

6500 All American Boulevard

Orlando, Florida 32810-4350

407-292-8580

EXHIBIT NUMBER

0006

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT

PROJECT: Bunnell Road

R/W PARCEL NO.: 709

ID# 17-21-29-5BG-0000-061A

A part of the property described in Official Records Book 1900, Page 468 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

Part A:

COMMENCE at the Northeast corner of the Northeast $\frac{1}{4}$ of said Section 20; thence South $00^{\circ}29'10''$ West, a distance of 84.69 feet along the East line of said Section 20; thence South $47^{\circ}11'25''$ West, a distance of 6.93 feet along the Southeasterly Right-of-Way line of Bunnell Road; thence South $47^{\circ}08'22''$ West, a distance of 500.06 feet along said Southeasterly Right-of-Way line; thence South $43^{\circ}24'23''$ West, a distance of 212.41 feet along said Southeasterly Right-of-Way line to the POINT OF BEGINNING; thence run South $77^{\circ}42'54''$ East, a distance of 9.67 feet; thence South $34^{\circ}36'14''$ East, a distance of 3.87 feet; thence South $45^{\circ}24'26''$ West, a distance of 14.72 feet; thence North $46^{\circ}35'40''$ West, a distance of 11.55 feet to said Southeasterly Right-of-Way line; thence North $43^{\circ}24'23''$ East, a distance of 10.52 feet along said Southeasterly Right-of-Way line to the POINT OF BEGINNING.

Containing 161 square feet, more or less.

Part B:

COMMENCE at the Southeast corner of Lot 60, McNeils Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99 through 101, Public Records of Seminole County, Florida; thence North $00^{\circ}29'10''$ East, a distance of 20.00 feet to the North Right of Way line of Bunnell Road, said Right of Way line according to the Plat of McNeil's Orange Villa as recorded in Plat Book 2, Pages 99 through 101 Public Records of Seminole County, Florida; thence North $89^{\circ}34'30''$ West, a distance of 322.52 feet along said North Right of Way line; thence Continue North $89^{\circ}34'30''$ West, a distance of 80.52 feet to the POINT OF BEGINNING; thence continue North $89^{\circ}34'30''$ West, a distance of 64.54 feet to the point on the arc of a non-tangent curve concave Southwesterly having a radius of 174.50 feet, a central angle of $02^{\circ}26'28''$ and a chord of 7.43 feet that bears North $33^{\circ}23'00''$ West; thence Northwesterly along the arc of said curve, a

EXHIBIT A

distance of 7.43 feet; thence North $34^{\circ}36'14''$ West a distance of 55.94 feet; thence North $77^{\circ}42'54''$ West, a distance of 9.67 to the Southeasterly Right of Way line of Bunnell Road; thence North $45^{\circ}08'15''$ East, a distance of 79.33 feet; thence South $09^{\circ}08'13''$ West, a distance of 20.90 feet; thence South $34^{\circ}36'14''$ East, a distance of 62.03 feet to a point of curvature of a curve concave Southwesterly having a radius of 231.50 feet, a central angle of $11^{\circ}04'35''$, and a chord of 44.68 feet that bears South $29^{\circ}03'57''$ West; thence Southeasterly along the arc of said curve, a distance of 44.75 feet to the POINT OF BEGINNING.

Containing 5,570 square feet, more or less.

Part C:

COMMENCE at the Southeast corner of Lot 60, McNeils Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence South $00^{\circ}29'10''$ West, a distance of 20.00 feet to the South Right of Way line of Bunnell Road, said Right of Way line according to the Plat of McNeil's Orange Villa as recorded in Plat Book 2, Pages 99 through 101, Public Records of Seminole County, Florida; thence North $89^{\circ}34'30''$ West, a distance of 348.48 feet; thence continue North $89^{\circ}34'30''$ West, a distance of 40.96 feet to the POINT OF BEGINNING; thence South $16^{\circ}13'03''$ East, a distance of 83.35 feet to the point on the arc of curve concave Northeasterly having a radius of 226.46 feet, a central angle of $15^{\circ}00'25''$ and a chord of 59.14 feet that bears South $08^{\circ}15'04''$ East; thence Southeasterly along the arc of said curve 59.31 feet; thence South $73^{\circ}03'47''$ West, a distance of 69.17 feet to the point on a non-tangent curve concave Easterly having a radius of 373.52, a central angle of $14^{\circ}37'47''$ and a chord of 95.11 feet that bears North $09^{\circ}53'26''$ West; thence Northwesterly along the arc of said curve 95.37 feet to a point of a reverse curvature of a curve concave Westerly having a radius of 210.50, a central angle of $10^{\circ}32'30''$ and a chord of 38.67 feet that bears North $03^{\circ}16'00''$ West; thence Northwesterly along the arc of said curve 38.73 feet to a point of compound curvature of a curve concave Westerly having a radius of 174.50 feet, a central angle of $09^{\circ}03'30''$ and a chord of 27.56 feet that bears North $13^{\circ}04'00''$ West; thence Northwesterly along the arc of said curve 27.59 feet to the South Right of Way line of Bunnell Road according to said Plat of McNeil's Orange Villa; thence along said Right of Way line South $89^{\circ}34'30''$ East, a distance of 59.18 feet to the POINT OF BEGINNING.

Containing 10,082 square feet, more or less.

Total containing 15,813 square feet, more or less.

EXHIBIT A

The sketch for this description is shown on sheets 8, 9 and 14 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.

William L. Gilbert

William L. Gilbert Date 02/12/2004

Florida Registered Land Surveyor #5300

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Southeastern Surveying & Mapping Corp.

6500 All American Boulevard

Orlando, Florida 32810-4350

407-292-8580

EXHIBIT A

RIGHT-OF-WAY FEE
PROJECT: Bunnell Road
R/W PARCEL NO.: 124B

ID[#] 17-21-29-SBG-0000-057B

A part of the property described in Official Records Book 3352, Page 223 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

BEGINNING at the Southwest corner of Lot 57, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence North 00°02'57" East, a distance of 75.00 feet along the East Right-of-Way line of Eden Park Road to a point on the limits of the TIF reservation as described in Deed Book 97, Page 435, Public Records of Seminole County, Florida; thence departing said East Right-of-Way line South 89°34'29" East, a distance of 10.23 feet; thence South 00°02'57" West, a distance of 41.92 feet; thence South 43°41'54" East, a distance of 11.38 feet; thence North 89°24'32" East, a distance of 208.04 feet; thence South 00°06'14" West, a distance of 28.60 feet along the West line of the East 80.00 feet of the West ½ of said Lot 57 to the North Right-of-Way line of Bunnell Road; thence North 89°34'29" West, a distance of 226.11 feet along said North Right-of-Way line to the POINT OF BEGINNING.

Containing 6,561 square feet, more or less.

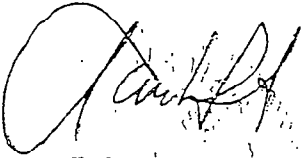
Subject to reservations contained in TIF Deed filed August 7, 1941 in Deed Book 97, Page 435, Public Records of Seminole County, Florida.

Subject to easement in favor of Florida Power Corporation dated April 10, 1973 and filed June 4, 1973 in Official Records Book 982, Page 710, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheets 5 of 17 on the right-of-way maps for Bunnell Road.

EXHIBIT A

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 09/05/2003

Florida Registered Land Surveyor #4791

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Southeastern Surveying & Mapping Corp.
6500 All American Boulevard
Orlando, Florida 32810-4350
407-292-8580

EXHIBIT A

ID# 17-21-29-SBG-0000-0578

RIGHT-OF-WAY FEE
PROJECT: Bunnell Road
R/W PARCEL NO.: 124C

A part of the property described in Official Records Book 3352, Page 223 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Southwest corner of Lot 57, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence North $00^{\circ}02'57''$ East, a distance of 75.00 feet along the East Right-of-Way line of Eden Park Road to the POINT OF BEGINNING and a point on the limits of the TITF reservation as described in Deed Book 97; Page 435, Public Records of Seminole County, Florida; thence continue North $00^{\circ}02'57''$ East along the East Right-of-Way line, a distance of 83.12 feet; thence departing said Right-of-Way line South $89^{\circ}36'19''$ East, a distance of 10.23 feet; thence South $00^{\circ}02'57''$ West, a distance of 83.13 feet; thence North $89^{\circ}34'29''$ West, a distance of 10.23 feet to the POINT OF BEGINNING.

Containing 851 square feet, more or less.

Subject to reservations contained in TITF Deed filed August 7, 1941 in Deed Book 97, Page 435, Public Records of Seminole County, Florida.

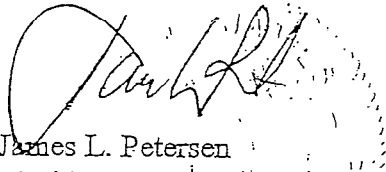
Subject to easement in favor of Florida Power Corporation dated April 10, 1973 and filed June 4, 1973 in Official Records Book 982, Page 710, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheets 5 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.

EXHIBIT NUMBER
00031

EXHIBIT A



James L. Petersen

Date 09/05/2003

Florida Registered Land Surveyor #4791

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Southeastern Surveying & Mapping Corp.

6500 All American Boulevard

Orlando, Florida 32810-4350

407-292-8580

EXHIBIT NUMBER
00032

EXHIBIT A

RIGHT-OF-WAY FEE
PROJECT: Bunnell Road
R/W PARCEL NO.: 140

ID* 17-21-29-5BG-0000-0568? (F)

A part of the property described in Official Records Book 1182, Page 311 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

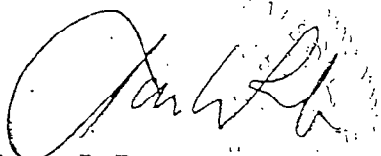
COMMENCE at the Northeast corner of Lot 56, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence run South $00^{\circ}02'57''$ West, a distance of 165.00 feet along the West Right-of-Way line of Eden Park Road to the POINT OF BEGINNING; thence continue South $00^{\circ}02'57''$ West, a distance of 166.02 feet along said West Right-of-Way line; thence departing said West Right-of-Way line North $89^{\circ}35'25''$ West, a distance of 7.77 feet along the South line of the North 330.00 feet; thence North $02^{\circ}43'44''$ East, a distance of 166.15 feet to the POINT OF BEGINNING.

Containing 645 square feet, more or less.

Subject to a distribution easement in Favor of Florida Power Corporation, filed June 11, 1979 in Official Records Book 1227, Page 1717, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheet 13 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6, Florida Administrative Code.



James L. Petersen

Date 9/18/2003

Florida Registered Land Surveyor #4791

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Southeastern Surveying & Mapping Corp.
6500 All American Boulevard
Orlando, Florida 32810
407-292-8580

EXHIBIT NUMBER

00000

EXHIBIT A

RIGHT-OF-WAY FEE
PROJECT: Bunnell Road
R/W PARCEL NO.: 142

ID# 17-21-29-SBG-0000-057A

A part of the property described in Official Records Book 3248, Page 17 as recorded in Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

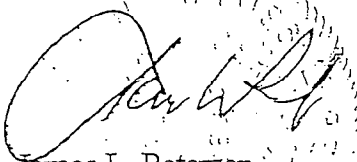
COMMENCE at the Southwest corner of Lot 57 McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida; thence North $00^{\circ}02'57''$ East, a distance of 158.12 feet along the East Right-of-Way line of Eden Park Road to the POINT OF BEGINNING; thence continue North $00^{\circ}02'57''$ East, a distance of 164.01 feet along said East Right-of-Way line; thence departing said line South $89^{\circ}37'03''$ East, a distance of 10.23 feet; thence South $00^{\circ}02'57''$ West, a distance of 164.01 feet; thence North $89^{\circ}36'19''$ West, a distance of 10.23 feet to the said East Right-of-Way line and the POINT OF BEGINNING.

Containing 1,678 square feet, more or less.

Subject to an easement in favor of Florida Power Corporation filed July 19, 1967 in Official Records Book 623, Page 159, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheets 5 and 13 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 10/21/2003

Florida Registered Land Surveyor #4791

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Southeastern Surveying & Mapping Corp.
6500 All American Boulevard
Orlando, Florida 32810
407-292-8580

EXHIBIT NUMBER
00040

EXHIBIT A

RIGHT-OF-WAY FEE
PROJECT: Bunnell Road
R/W PARCEL NO.: 150

ID # 16-21-29-517-0000-0020

A part of the property described in Official Records Book 2029, Page 1939 as recorded in Public Records of Seminole County, Florida, being that portion of Section 16, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Southwest corner of Lot 2, West Town Corners-Plat No. 2 (A Replat) according to the plat thereof as recorded in Plat Book 49, Page 84, Public Records of Seminole County, Florida; thence North 00°22'42" East, a distance of 572.94 feet along the West line of said Lot 2 to the POINT OF BEGINNING; thence continue along said West line of Lot 2 North 00°22'42" East, a distance of 36.46 feet; thence North 60°34'32" East, a distance of 44.98 feet; thence South 33°56'56" West, a distance of 70.59 feet to the POINT OF BEGINNING.

Containing 712 square feet, more or less.

Subject to a 30 foot Storm Sewer Easement in favor of the State of Florida filed March 5, 1971 in Official Records Book 829, Page 15, Public Records of Seminole County, Florida.

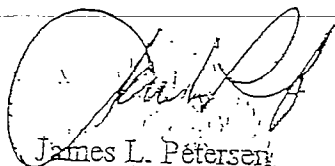
Subject to a 15 foot Public Utility Easement, West Town Corners-Plat No. 2(A Replat) according to the plat thereof as recorded in Plat Book 49, Page 84 Public Records of Seminole County, Florida.

Subject to a 5 foot Public Utility Easement, West Town Corners-Plat No. 2(A Replat) according to the plat thereof as recorded in Plat Book 49, Page 84 Public Records of Seminole County, Florida.

The sketch for this description is shown on sheets 3 and 12 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.

EXHIBIT A



James L. Petersen

Date 9/18/2003

Florida Registered Land Surveyor #4791

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Southeastern Surveying & Mapping Corp.
6500 All American Boulevard
Orlando, Florida 32810
407-292-8580

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT

PROJECT: Bunnell Road

R/W PARCEL NO.: 701

ID# 16-21-29-501-0000-1620

A part of the property described in Official Records Book 2193, Page 1411 as recorded in Public Records of Seminole County, Florida, being that portion of Section 16, Township 21 South, Range 29 East.

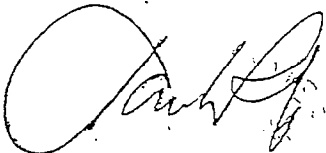
described as follows:

COMMENCE at the Northeast corner of said Lot 162, Forest City Orange Park according to the plat thereof as recorded in Plat Book 2, Page 60, Public Records of Seminole County, Florida said point lying on the arc of a non-tangent curve concave to the Northwest having a radius of 1923.47 feet, a central angle of $02^{\circ}14'09''$ and a chord of 75.05 feet that bears South $39^{\circ}56'57''$ West; thence Southwesterly along the arc of said curve, a distance of 75.06 feet to the POINT OF BEGINNING; thence South $48^{\circ}30'11''$ East, a distance of 15.07 feet; thence South $41^{\circ}29'39''$ West, a distance of 43.42 feet; thence North $48^{\circ}30'21''$ West, a distance of 15.23 feet; to a point on the arc of a non-tangent curve concave to the Northwest having a radius of 1923.47 feet, a central angle of $01^{\circ}17'36''$ and a chord of 43.42 feet that bears North $41^{\circ}42'50''$ East; thence Northeasterly along the arc of said curve, a distance of 43.42 feet to the POINT OF BEGINNING.

Containing 654 square feet, more or less.

The sketch for this description is shown on sheets 11 and 12 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 9/18/2003

Florida Registered Land Surveyor #4791

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Southeastern Surveying & Mapping Corp.
6500 All American Boulevard
Orlando, Florida 32810
407-292-8580

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT

PROJECT: Bunnell Road

R/W PARCEL NO.: 702

ID# 16-21-29-501-0000-1630

A part of the property described in Official Records Book 3566, Page 1518 as recorded in Public Records of Seminole County, Florida, being that portion of Section 16, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Southermost corner of Lot 163, Forest City Orange Park according to the plat thereof as recorded in Plat Book 2, Page 60, Public Records of Seminole County, Florida; thence North 47°14'01" East, a distance of 29.35 feet along the Southeasterly Right-of-Way line of Bunnell Road to the POINT OF BEGINNING; thence continue North 47°14'01" East, a distance of 32.37 feet, along said Right-of-Way line; thence South 42°45'59" East, a distance of 18.00 feet; thence South 47°14'01" West, a distance of 32.37 feet; thence North 42°45'59" West, a distance of 18.00 feet to the POINT OF BEGINNING.

Containing 583 square feet, more or less.

The sketch for this description is shown on sheet 11 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Florida Registered Land Surveyor #4791

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Date 9/18/2003

Southeastern Surveying & Mapping Corp.
6500 All American Boulevard
Orlando, Florida 32810
407-292-8580

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT

PROJECT: Bunnell Road

R/W PARCEL NO.: 704

SD # 16-21-29-501-0000-172

A part of the property described in Official Records Book 4078, Page 61 as recorded in Public Records of Seminole County, Florida, being that portion of Section 16, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Northwestern corner of Lot 172, Forest City Orange Park according to the plat thereof as recorded in Plat Book 2, Page 60, Public Records of Seminole County, Florida; thence North 47°14'01" East, a distance of 12.79 feet along the Southeasterly Right-of-Way line of Bunnell Road to the POINT OF BEGINNING; thence continue North 47°14'01" East, a distance of 43.91 feet along said Right-of-Way line; thence South 42°45'59" East, a distance of 16.00 feet; thence South 47°14'01" West, a distance of 43.91 feet; thence North 42°45'59" West, a distance of 16.00 feet to the POINT OF BEGINNING.

Containing 703 square feet, more or less.

The sketch for this description is shown on sheet 10 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 9/18/2003

Florida Registered Land Surveyor #4791

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Southeastern Surveying & Mapping Corp.

6500 All American Boulevard

Orlando, Florida 32810

407-292-8580

EXHIBIT NUMBER
0003

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT

PROJECT: Bunnell Road

R/W PARCEL NO.: 707

A part of the property described in Official Records Book 3627, Page 424 and a portion of Tract A-1, Lake Lotus Club Replat as recorded in Plat Book 55, Pages 61 through 64 in Public Records of Seminole County, Florida, being that portion of Sections 16 and 21, Township 21 South, Range 29 East.

described as follows:

COMMENCING at the Northwest corner of the Northwest $\frac{1}{4}$ of said Section 21; thence South $00^{\circ}29'10''$ West, a distance of 105.17 feet along the West line of said Section 21; thence North $47^{\circ}14'01''$ East, a distance of 112.40 feet along the Southeasterly Right-of-Way of Bunnell Road to the POINT OF BEGINNING; thence continue North $47^{\circ}14'01''$ East, a distance of 75.76 feet along said Right-of-Way line; thence South $29^{\circ}52'41''$ East, a distance of 57.47 feet; thence South $60^{\circ}19'01''$ West, a distance of 68.26 feet; thence North $29^{\circ}52'41''$ West, a distance of 26.40 feet; thence North $51^{\circ}43'55''$ West, a distance of 15.02 feet to the POINT OF BEGINNING.

Containing 3,425 square feet, more or less.

1. Subject to an easement in favor of Florida Power Corporation dated November 29, 1978 and filed December 20, 1978 in Official Records Book 1201, Page 1484, Public Records of Seminole County, Florida.
2. Subject to a 20 foot Utility Easement, Lake Lotus Club Replat, as recorded in Plat Book 55, pages 61 through 64, Public Records of Seminole County, Florida.

The sketch for this description is shown on sheets 9 and 10 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 10/26/04

Florida Registered Land Surveyor #4791

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Southeastern Surveying & Mapping Corp.
6500 All American Boulevard
Orlando, Florida 32810
407-292-8580

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT

PROJECT: Bunnell Road

R/W PARCEL NO.: 736

ID# 17-21-29-58G-0000-062A

A part of the property described in Official Records Book 894, Page 242, as recorded in the Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

described as follows:

COMMENCE at the Northwest corner of Lot 62, McNeil's Orange Villa according the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida, said point also being on the South Right-of-Way line of Bunnell Road; thence South $89^{\circ}34'29''$ East, a distance of 171.05 feet along said line to the POINT OF BEGINNING; thence continue South $89^{\circ}34'29''$ East, a distance of 39.83 feet; thence South $00^{\circ}22'35''$ West, a distance of 5.08 feet; thence North $89^{\circ}37'25''$ West, a distance of 39.83 feet; thence North $00^{\circ}22'35''$ East, a distance of 5.11 feet to said Right-of-Way line and the POINT OF BEGINNING.

Containing 203 square feet, more or less.

The sketch for this description is shown on sheets 6 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 09/05/2003

Florida Registered Land Surveyor #4791

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Southeastern Surveying & Mapping Corp.
6500 All American Boulevard
Orlando, Florida 32810-4350
407-292-8580

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT

PROJECT: Bunnell Road

R/W PARCEL NO.: 737

ID# 17-21-29-5BG-0000-0620

A part of the property described in Official Records Book 1873, Page 1920, as recorded in the Public Records of Seminole County, Florida, being that portion of Section 20, Township 21 South, Range 29 East.

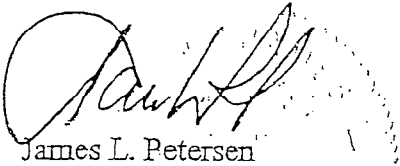
described as follows:

COMMENCE at the Northeast corner of Lot 62, McNeil's Orange Villa according to the plat thereof as recorded in Plat Book 2, Pages 99-101, Public Records of Seminole County, Florida, said point also being on the South Right-of-Way line of Bunnell Road; thence North 89°34'29" West, a distance of 39.29 feet along said South Right-of-Way line to the POINT OF BEGINNING; thence South 00°18'20" East, a distance of 13.23 feet; thence North 89°37'25" West, a distance of 68.92 feet; thence North 00°18'20" West, a distance of 13.29 feet to the South Right-of-Way line of Bunnell Road; thence South 89°34'29" East, a distance of 68.92 feet along said South line to the POINT OF BEGINNING.

Containing 913 square feet, more or less.

The sketch for this description is shown on sheets 7 of 17 on the right-of-way maps for Bunnell Road.

I hereby certify that this description is true, accurate and complete to the best of my knowledge and is in compliance with the Minimum Technical Standards as set forth in Chapter 61G17-6 Florida Administrative Code.



James L. Petersen

Date 09/05/2003

Florida Registered Land Surveyor #4791

NOT VALID WITHOUT SURVEYOR'S EMBOSSED SEAL

Southeastern Surveying & Mapping Corp.
6500 All American Boulevard
Orlando, Florida 32810-4350
407-292-8580

EXHIBIT NUMBER

EXHIBIT A

ID# 17-21-29-53G-0000-071C

Eden Park Avenue
Right of Way Parcel number 110
Fee simple taking

That portion of:

the following described parcel as recorded in Official Records Book 1923, page 1650, subject to Right of Way deeds and agreements according to the plat of MCNEIL'S ORANGE VILLA as recorded in Plat Book 2, Pages 99 through 101 and QuitClaim deed as recorded in Deed Book 46, Page 219 of the Public Records of Seminole County, Florida,

That part of Lot 71, MCNEIL'S ORANGE VILLA, according to the plat thereof as recorded in Plat Book 2, Pages 99 through 101, Public Records of Seminole County, Florida, described as follows:

From the Northwest corner of said Lot 71, run South $89^{\circ}31'17''$ East 331.35 feet along the North line of said Lot 71 to the Point of Beginning; thence run South $89^{\circ}31'17''$ East 306.35 feet; thence run South $00^{\circ}03'45''$ West 329.53 feet along the West line of Eden Park Road; thence run North $89^{\circ}30'56''$ West 306.25 feet; thence run North $00^{\circ}02'39''$ East 329.49 feet to the Point of Beginning. (Less the South 150.00 feet thereof)

Being more particularly described as follows:

Begin at an 5/8 inch iron rod with no identification at the intersection of the north line of Lot 71, MCNEIL'S ORANGE VILLA according to the plat thereof as recorded in Plat Book 2, Pages 99 through 101 of the Public Records of Seminole County, Florida with the west Right of Way line of Eden Park Avenue; thence run S $00^{\circ}00'39''$ E along said west Right of Way line for a distance of 179.73 feet to the north line of that parcel as described in Official Records Book 2455, Page 1889, of said Public Records; thence run N $89^{\circ}34'53''$ W along said north line for a distance of 26.98 feet; thence run N $00^{\circ}02'55''$ E for a distance of 179.68 feet to the north line of said Lot 71, thence run S $89^{\circ}41'09''$ E along said north line for a distance of 26.79 feet to the Point of Beginning.
Containing 4832 square feet, more or less.

The sketch for this description is shown on sheet 7 of 10 of the Seminole County, Eden Park Avenue Right of Way Map, work project number PS-569-00/BJC
THIS SKETCH IS NOT A SURVEY.

I hereby certify that this legal description is true, accurate and complete to the best of my knowledge and is in compliance with the minimum technical standards as set forth in chapter 61g17-6 of the Florida Administrative code.

Daniel A. Groves
Daniel A. Groves

7.14.03
signature date

Florida Professional Surveyor and Mapper no. 4625

METRIC ENGINEERING INC.

2269 Lee Road, Suite 101

Winter Park, Florida 32789

EXHIBIT A

ID# 17-21-29-SBG-0000-064B

Eden Park Avenue
Right of Way Parcel number 111
Fee simple taking

That portion of:

the following described parcel as recorded in Official Records Book 1505, page 1205, subject to Right of Way deeds and agreements according to the plat of MCNEIL'S ORANGE VILLA as recorded in Plat Book 2, Pages 99 through 101 and QuitClaim deed as recorded in Deed Book 46, Page 193 of the Public Records of Seminole County, Florida,

The South $\frac{1}{2}$ of Lot 64, MCNEIL'S ORANGE VILLA, according to the plat thereof as recorded in Plat Book 2, Pages 99 through 101, Public Records of Seminole County, Florida.

Being more particularly described as follows:

Begin at an 5/8 inch iron rod with no identification at the intersection of the south line of Lot 64, MCNEIL'S ORANGE VILLA according to the plat thereof as recorded in Plat Book 2, Pages 99 through 101 of the Public Records of Seminole County, Florida with the west Right of Way line of Eden Park Avenue; thence run N 89°41'09" W along said south line for a distance of 26.79 feet; thence run N 00°02'57" E for a distance of 104.55 feet; thence run N 01°32'56" E for a distance of 224.95 feet to the north line of the south $\frac{1}{2}$ of said lot 64; thence run S 89°38'30" E along said north line for a distance of 20.50 feet to the west Right of Way line of Eden Park Avenue; thence run S 00°01'19" E along said west Right of Way line for a distance of 329.43 feet to the Point of Beginning.
Containing 8098 square feet, more or less.

The sketch for this description is shown on sheets 7 & 8 of 10 of the Seminole County, Eden Park Avenue Right of Way Map, work project number PS-569-00/BJC
THIS SKETCH IS NOT A SURVEY.

I hereby certify that this legal description is true, accurate and complete to the best of my knowledge and is in compliance with the minimum technical standards as set forth in chapter 61g17-6 of the Florida Administrative code.

Daniel A. Groves

7-14-03

Daniel A. Groves

signature date

Florida Professional Surveyor and Mapper no. 4625

METRIC ENGINEERING INC.

2269 Lee Road, Suite 101

Winter Park, Florida 32789

EXHIBIT A

ID 20-21-29-300-0150-0000

Eden Park Avenue
Right of Way Parcel number 715C
Temporary Construction Easement

That portion of:

the following described parcel as recorded in Official Records Book 1900, page 468, Public Records of Seminole County, Florida,
Country Creek Parkway
A 100 foot wide right of way lying 50 feet left and 50 feet right of the following described centerline:

Commence at the South $\frac{1}{4}$ corner of Section 20, Township 21 South, Range 29 East, Seminole County, Florida; run thence along the center section line of said Section 20, N $00^{\circ}54'36''$ W a distance of 508.86 feet; thence N $89^{\circ}05'24''$ E a distance of 30.00 feet for a Point of Beginning; thence continue N $89^{\circ}05'24''$ E a distance of 619.38 feet to the point of curvature of a curve concave Northwesterly and having a radius of 316.09 feet; thence along the arc of said curve through a central angle of $56^{\circ}00'00''$, a distance of 308.94 feet to the point of tangency; thence N $33^{\circ}05'24''$ E a distance of 100.00 feet to the point of curvature of a curve concave Northwesterly and having a radius of 790.00 feet; thence Northwesterly along the arc of said curve through a central angle of $32^{\circ}00'00''$ a distance of 441.22 feet to the point of tangency; thence N $01^{\circ}05'24''$ E a distance of 240.79 feet; to the point of curvature of a curve concave Southeasterly and having a radius of 478.84 feet; thence Northeasterly along the arc of said curve, through a central angle of $72^{\circ}00'00''$ a distance of 60.73 feet to the point of tangency; thence N $73^{\circ}05'24''$ E a distance of 114.32 feet to the point of curvature of a curve concave Northwesterly and having a radius of 695.00 feet; thence Northeasterly along the arc of said curve through a central angle of $32^{\circ}15'00''$ a distance of 391.19 feet to the point of compound curvature of a curve concave Northwesterly and having a radius of 290.00 feet; thence Northerly along the arc of said curve, through a central angle of $53^{\circ}15'00''$ a distance of 269.52 feet to the point of compound curvature of a curve concave Southwesterly and having a radius of 485.00 feet; thence Northwesterly along the arc of said curve through a central angle of $62^{\circ}30'00''$ a distance of 529.05 feet to the point of tangency; thence N $74^{\circ}54'36''$ W a distance of 100.00 feet to the point of curvature of a curve concave Easterly and having a radius of 470.03 feet; thence Northeasterly along the arc of said curve through a central angle of $139^{\circ}46'52''$ a distance of 1,146.70 feet to the point of tangency; thence N $64^{\circ}52'16''$ E, a distance of 335.53 feet to the point of curvature of a curve concave Northwesterly and having a radius of 1428.97 feet; thence Northeasterly along the arc of said curve through a central angle of $12^{\circ}27'52''$ a distance of 310.87 feet to the point of tangency; thence N $52^{\circ}24'24''$ E a distance of 265.70 feet to the point of curvature of a curve concave Westerly and having a radius of 195.91 feet; thence Northwesterly along the arc of said curve through a central angle of $90^{\circ}00'00''$ a distance of 307.73 feet to the point of a reverse curve concave Easterly and having a radius of 276.46 feet; thence Northerly 173.09 feet along the arc of said curve through a central angle of $35^{\circ}52'20''$ to the point of a compound curve concave Easterly and having a radius of 228.14 feet; thence Northeasterly 198.76 feet along the arc of said curve through a central angle of $49^{\circ}55'03''$ to the point of tangency; thence N $48^{\circ}11'47''$ E 45.00 feet to the point designated as point "A".

Being more particularly described as follows:

Commence at the South $\frac{1}{4}$ corner of Section 20, Township 21 South, Range 29 East, Seminole County, Florida; thence run along the center section line of said Section 20, N $00^{\circ}02'55''$ E a distance of 508.70 feet; thence run S $89^{\circ}57'05''$ E a distance of 30.00 feet to the intersection of the centerline of Country Creek Parkway as described in Official Records Book 1900, page 468 of the Public Records of Seminole County, Florida with the East right of way line of Eden Park Avenue; thence run N $00^{\circ}02'55''$ E along said East right of way line a distance of 5.00 feet; thence run N $72^{\circ}05'09''$ E a distance of 14.97 feet to the Point of Beginning; thence run N $00^{\circ}02'55''$ E a distance of 28.00 feet; thence run S $65^{\circ}49'13''$ E a distance of 18.37 feet; thence run S $00^{\circ}02'55''$ W a distance of 20.00 feet; thence run S $88^{\circ}22'12''$ W a distance of 16.77 feet to the Point of Beginning.
Containing 402 square feet, more or less.

EXHIBIT NUMBER

EXHIBIT A

The sketch for this description is shown on sheet 3 of 10 of the Seminole County, Eden Park Avenue Right of Way Map, work project number PS-569-00/BJC

THIS SKETCH IS NOT A SURVEY.

I hereby certify that this legal description is true, accurate and complete to the best of my knowledge and is in compliance with the minimum technical standards as set forth in chapter 61g17-6 of the Florida Administrative code.

Daniel A. Groves

7.14.03

Daniel A. Groves

signature date

Florida Professional Surveyor and Mapper no. 4625

METRIC ENGINEERING INC.

2269 Lee Road, Suite 101

Winter Park, Florida 32789

EXHIBIT A

Eden Park Avenue
Right of Way Parcel number 715D
Temporary Construction Easement

ID# 20-21-29-300-0150-0000

That portion of:

the following described parcel as recorded in Official Records Book 1900, page 468, Public Records of Seminole County, Florida,

Country Creek Parkway

A 100 foot wide right of way lying 50 feet left and 50 feet right of the following described centerline:

Commence at the South $\frac{1}{4}$ corner of Section 20, Township 21 South, Range 29 East, Seminole County, Florida; run thence along the center section line of said Section 20, N $00^{\circ}54'36''$ W a distance of 508.86 feet; thence N $89^{\circ}05'24''$ E a distance of 30.00 feet for a Point of Beginning; thence continue N $89^{\circ}05'24''$ E a distance of 619.38 feet to the point of curvature of a curve concave Northwesterly and having a radius of 316.09 feet; thence along the arc of said curve through a central angle of $56^{\circ}00'00''$, a distance of 308.94 feet to the point of tangency; thence N $33^{\circ}05'24''$ E a distance of 100.00 feet to the point of curvature of a curve concave Northwesterly and having a radius of 790.00 feet; thence Northwesterly along the arc of said curve through a central angle of $32^{\circ}00'00''$ a distance of 441.22 feet to the point of tangency; thence N $01^{\circ}05'24''$ E a distance of 240.79 feet; to the point of curvature of a curve concave Southeasterly and having a radius of 478.84 feet; thence Northeasterly along the arc of said curve, through a central angle of $72^{\circ}00'00''$ a distance of 60.73 feet to the point of tangency; thence N $73^{\circ}05'24''$ E a distance of 114.32 feet to the point of curvature of a curve concave Northwesterly and having a radius of 695.00 feet; thence Northeasterly along the arc of said curve through a central angle of $32^{\circ}15'00''$ a distance of 391.19 feet to the point of compound curvature of a curve concave Northwesterly and having a radius of 290.00 feet; thence Northerly along the arc of said curve, through a central angle of $53^{\circ}15'00''$ a distance of 269.52 feet to the point of compound curvature of a curve concave Southwesterly and having a radius of 485.00 feet; thence Northwesterly along the arc of said curve through a central angle of $62^{\circ}30'00''$ a distance of 529.05 feet to the point of tangency; thence N $74^{\circ}54'36''$ W a distance of 100.00 feet to the point of curvature of a curve concave Easterly and having a radius of 470.03 feet; thence Northeasterly along the arc of said curve through a central angle of $139^{\circ}46'52''$ a distance of 1,146.70 feet to the point of tangency; thence N $64^{\circ}52'16''$ E, a distance of 335.53 feet to the point of curvature of a curve concave Northwesterly and having a radius of 1428.97 feet; thence Northeasterly along the arc of said curve through a central angle of $12^{\circ}27'52''$ a distance of 310.87 feet to the point of tangency; thence N $52^{\circ}24'24''$ E a distance of 265.70 feet to the point of curvature of a curve concave Westerly and having a radius of 195.91 feet; thence Northwesterly along the arc of said curve through a central angle of $90^{\circ}00'00''$ a distance of 307.73 feet to the point of a reverse curve concave Easterly and having a radius of 276.46 feet; thence Northerly 173.09 feet along the arc of said curve through a central angle of $35^{\circ}52'20''$ to the point of a compound curve concave Easterly and having a radius of 228.14 feet; thence Northeasterly 198.76 feet along the arc of said curve through a central angle of $49^{\circ}55'03''$ to the point of tangency; thence N $48^{\circ}11'47''$ E 45.00 feet to the point designated as point "A".

Being more particularly described as follows:

Commence at the South $\frac{1}{4}$ corner of Section 20, Township 21 South, Range 29 East, Seminole County, Florida; thence run along the center section line of said Section 20, N $00^{\circ}02'55''$ E a distance of 508.70 feet; thence run S $89^{\circ}57'05''$ E a distance of 30.00 feet to the intersection of the centerline of Country Creek Parkway as described in Official Records Book 1900, page 468 of the Public Records of Seminole County, Florida with the East right of way line of Eden Park Avenue; thence run S $00^{\circ}02'55''$ W along said East right of way line a distance of 5.00 feet; thence run S $72^{\circ}00'28''$ E a distance of 14.97 feet to the Point of Beginning; thence run S $87^{\circ}29'21''$ E a distance of 16.78 feet; thence run S $00^{\circ}02'55''$ W a distance of 33.00 feet; thence run S $72^{\circ}25'52''$ W a distance of 22.03 feet to the Northwest corner of SOUTHRIDGE AT COUNTRY CREEK as recorded in Plat Book 32, pages 33 through 35 of said public records; thence run N $38^{\circ}12'35''$ E a distance of 8.44 feet; thence run N $00^{\circ}02'55''$ E a distance of 33.10 feet to the Point of Beginning.

Containing 616 square feet, more or less.

EXHIBIT NUMBER

EXHIBIT A

The sketch for this description is shown on sheet 3 of 10 of the Seminole County, Eden Park Avenue Right of Way Map, work project number PS-569-00/BIC
THIS SKETCH IS NOT A SURVEY.

I hereby certify that this legal description is true, accurate and complete to the best of my knowledge and is in compliance with the minimum technical standards as set forth in chapter 61g17-6 of the Florida Administrative code.

Daniel A. Groves 7-14-03
Daniel A. Groves signature date
Florida Professional Surveyor and Mapper no. 4625
METRIC ENGINEERING INC.
2269 Lee Road, Suite 101
Winter Park, Florida 32789

EXHIBIT A

ID # 20-21-29-300-0150-0000

Eden Park Avenue
Right of Way Parcel number 815A
Permanent Easement

That portion of:

the following described parcel as recorded in Official Records Book 1900, page 468, Public Records of Seminole County, Florida,
Country Creek Parkway

A 100 foot wide right of way lying 50 feet left and 50 feet right of the following described centerline:

Commence at the South $\frac{1}{4}$ corner of Section 20, Township 21 South, Range 29 East, Seminole County, Florida; run thence along the center section line of said Section 20, N $00^{\circ}54'36''$ W a distance of 508.86 feet; thence N $89^{\circ}05'24''$ E a distance of 30.00 feet for a Point of Beginning; thence continue N $89^{\circ}05'24''$ E a distance of 619.38 feet to the point of curvature of a curve concave Northwestery and having a radius of 316.09 feet; thence along the arc of said curve through a central angle of $56^{\circ}00'00''$, a distance of 308.94 feet to the point of tangency; thence N $33^{\circ}05'24''$ E a distance of 100.00 feet to the point of curvature of a curve concave Northwestery and having a radius of 790.00 feet; thence Northwestery along the arc of said curve through a central angle of $32^{\circ}00'00''$ a distance of 441.22 feet to the point of tangency; thence N $01^{\circ}05'24''$ E a distance of 240.79 feet; to the point of curvature of a curve concave Southeasterly and having a radius of 478.84 feet; thence Northeasterly along the arc of said curve, through a central angle of $72^{\circ}00'00''$ a distance of 60.73 feet to the point of tangency; thence N $73^{\circ}05'24''$ E a distance of 114.32 feet to the point of curvature of a curve concave Northwestery and having a radius of 695.00 feet; thence Northeasterly along the arc of said curve through a central angle of $32^{\circ}15'00''$ a distance of 391.19 feet to the point of compound curvature of a curve concave Northwestery and having a radius of 290.00 feet; thence Northerly along the arc of said curve, through a central angle of $53^{\circ}15'00''$ a distance of 269.52 feet to the point of compound curvature of a curve concave Southwesterly and having a radius of 485.00 feet; thence Northwestery along the arc of said curve through a central angle of $62^{\circ}30'00''$ a distance of 529.05 feet to the point of tangency; thence N $74^{\circ}54'36''$ W a distance of 100.00 feet to the point of curvature of a curve concave Easterly and having a radius of 470.03 feet; thence Northeasterly along the arc of said curve through a central angle of $139^{\circ}46'52''$ a distance of 1,146.70 feet to the point of tangency; thence N $64^{\circ}52'16''$ E, a distance of 335.53 feet to the point of curvature of a curve concave Northwestery and having a radius of 1428.97 feet; thence Northeasterly along the arc of said curve through a central angle of $12^{\circ}27'52''$ a distance of 310.87 feet to the point of tangency; thence N $52^{\circ}24'24''$ E a distance of 265.70 feet to the point of curvature of a curve concave Westerly and having a radius of 195.91 feet; thence Northwestery along the arc of said curve through a central angle of $90^{\circ}00'00''$ a distance of 307.73 feet to the point of a reverse curve concave Easterly and having a radius of 276.46 feet; thence Northerly 173.09 feet along the arc of said curve through a central angle of $35^{\circ}52'20''$ to the point of a compound curve concave Easterly and having a radius of 228.14 feet; thence Northeasterly 198.76 feet along the arc of said curve through a central angle of $49^{\circ}55'03''$ to the point of tangency; thence N $48^{\circ}11'47''$ E 45.00 feet to the point designated as point "A".

Being more particularly described as follows:

Commence at the South $\frac{1}{4}$ corner of Section 20, Township 21 South, Range 29 East, Seminole County, Florida; thence run along the center section line of said Section 20, N $00^{\circ}02'55''$ E a distance of 508.70 feet; thence run S $89^{\circ}57'05''$ E a distance of 30.00 feet to the intersection of the centerline of Country Creek Parkway as described in Official Records Book 1900, page 468 of the Public Records of Seminole County, Florida with the East right of way line of Eden Park Avenue; thence run S $00^{\circ}02'55''$ W along said East right of way line a distance of 5.00 feet to the Point of Beginning; thence run S $72^{\circ}00'28''$ E a distance of 14.97 feet; thence run S $00^{\circ}02'55''$ W a distance of 33.10 feet; thence run S $30^{\circ}12'35''$ W a distance of 8.44 feet to the Northwest corner of SOUTHRIDGE AT COUNTRY CREEK as recorded in Plat Book 32, pages 33 through 35 of said Public Records; thence run N $89^{\circ}57'05''$ W along the South right of way line of said Country Creek Parkway a distance of 10.00 feet to the said East right of way line of Eden Park Avenue; thence run N $00^{\circ}02'55''$ E along said East right of way line a distance of 45.00 feet to the Point of Beginning.

EXHIBIT NUMBER

EXHIBIT A

Containing 592 square feet, more or less.

The sketch for this description is shown on sheet 3 of 10 of the Seminole County, Eden Park Avenue Right of Way Map, work project number PS-569-00/BJC
THIS SKETCH IS NOT A SURVEY.

I hereby certify that this legal description is true, accurate and complete to the best of my knowledge and is in compliance with the minimum technical standards as set forth in chapter 61g17-6 of the Florida Administrative code.

Daniel A. Groves 7.14.03
Daniel A. Groves signature date
Florida Professional Surveyor and Mapper no. 4625
METRIC ENGINEERING INC.
2269 Lee Road, Suite 101
Winter Park, Florida 32789

EXHIBIT A

ID# 20-21-29-300-0150-0000

Eden Park Avenue
Right of Way Parcel number 815B
Permanent Easement

That portion of:
the following described parcel as recorded in Official Records Book 1900, page 468, Public Records
of Seminole County, Florida,
Country Creek Parkway
A 100 foot wide right of way lying 50 feet left and 50 feet right of the following described centerline:

Commence at the South $\frac{1}{4}$ corner of Section 20, Township 21 South, Range 29 East, Seminole County, Florida; run thence along the center section line of said Section 20, N $00^{\circ}54'36''$ W a distance of 508.36 feet; thence N $89^{\circ}05'24''$ E a distance of 30.00 feet for a Point of Beginning; thence continue N $89^{\circ}05'24''$ E a distance of 619.38 feet to the point of curvature of a curve concave Northwesterly and having a radius of 316.09 feet; thence along the arc of said curve through a central angle of $56^{\circ}00'00''$, a distance of 308.94 feet to the point of tangency; thence N $33^{\circ}05'24''$ E a distance of 100.00 feet to the point of curvature of a curve concave Northwesterly and having a radius of 790.00 feet; thence Northwesterly along the arc of said curve through a central angle of $32^{\circ}00'00''$ a distance of 441.22 feet to the point of tangency; thence N $01^{\circ}05'24''$ E a distance of 240.79 feet; to the point of curvature of a curve concave Southeasterly and having a radius of 478.84 feet; thence Northeasterly along the arc of said curve, through a central angle of $72^{\circ}00'00''$ a distance of 60.73 feet to the point of tangency; thence N $73^{\circ}05'24''$ E a distance of 114.32 feet to the point of curvature of a curve concave Northwesterly and having a radius of 695.00 feet; thence Northeasterly along the arc of said curve through a central angle of $32^{\circ}15'00''$ a distance of 391.19 feet to the point of compound curvature of a curve concave Northwesterly and having a radius of 290.00 feet; thence Northerly along the arc of said curve, through a central angle of $53^{\circ}15'00''$ a distance of 269.52 feet to the point of compound curvature of a curve concave Southwesterly and having a radius of 485.00 feet; thence Northwesterly along the arc of said curve through a central angle of $62^{\circ}30'00''$ a distance of 529.05 feet to the point of tangency; thence N $74^{\circ}54'36''$ W a distance of 100.00 feet to the point of curvature of a curve concave Easterly and having a radius of 470.03 feet; thence Northeasterly along the arc of said curve through a central angle of $139^{\circ}46'52''$ a distance of 1,146.70 feet to the point of tangency; thence N $64^{\circ}52'16''$ E, a distance of 335.53 feet to the point of curvature of a curve concave Northwesterly and having a radius of 1428.97 feet; thence Northeasterly along the arc of said curve through a central angle of $12^{\circ}27'52''$ a distance of 310.87 feet to the point of tangency; thence N $52^{\circ}24'24''$ E a distance of 265.70 feet to the point of curvature of a curve concave Westerly and having a radius of 195.91 feet; thence Northwesterly along the arc of said curve through a central angle of $90^{\circ}00'00''$ a distance of 307.73 feet to the point of a reverse curve concave Easterly and having a radius of 276.46 feet; thence Northerly 173.09 feet along the arc of said curve through a central angle of $35^{\circ}52'20''$ to the point of a compound curve concave Easterly and having a radius of 228.14 feet; thence Northeasterly 198.76 feet along the arc of said curve through a central angle of $49^{\circ}55'03''$ to the point of tangency; thence N $48^{\circ}11'47''$ E 45.00 feet to the point designated as point "A".

Being more particularly described as follows:

Commence at the South $\frac{1}{4}$ corner of Section 20, Township 21 South, Range 29 East, Seminole County, Florida; thence run along the center section line of said Section 20, N $00^{\circ}02'55''$ E a distance of 508.70 feet; thence run S $89^{\circ}57'05''$ E a distance of 30.00 feet to the intersection of the centerline of Country Creek Parkway as described in Official Records Book 1900, page 468 of the Public Records of Seminole County, Florida with the East right of way line of Eden Park Avenue; thence run N $00^{\circ}02'55''$ E along said East right of way line a distance of 5.00 feet to the Point of Beginning; thence continue N $00^{\circ}02'55''$ E along said East right of way line a distance of 45.00 feet to the North right of way line of said Country Creek Parkway; thence run S $89^{\circ}57'05''$ E along said North right of way line a distance of 5.00 feet to the Southwest corner of THE TRAILS AT COUNTRY CREEK as recorded in Plat Book 29, pages 9 through 11 of said Public Records; thence run S $36^{\circ}40'30''$ E a distance of 15.45 feet; thence run S $00^{\circ}02'55''$ W a distance of 28.00 feet; thence run S $72^{\circ}05'09''$ W a distance of 14.97 feet the Point of Beginning.
Containing 551 square feet, more or less.

EXHIBIT NUMBER

EXHIBIT A

The sketch for this description is shown on sheet 3 of 10 of the Seminole County, Eden Park Avenue Right of Way Map, work project number PS-569-00/BJC
THIS SKETCH IS NOT A SURVEY.

I hereby certify that this legal description is true, accurate and complete to the best of my knowledge and is in compliance with the minimum technical standards as set forth in chapter 61g17-6 of the Florida Administrative code.

Daniel A. Groves

7.14.03

Daniel A. Groves

signature date

Florida Professional Surveyor and Mapper no. 4625

METRIC ENGINEERING INC.

2269 Lee Road, Suite 101

Winter Park, Florida 32789

EXHIBIT A

ID# 17-21-29-5BG-0000-0630

Eden Park Avenue
Right of Way Parcel number 718
Temporary Construction Easement

That portion of:

the following described parcel as recorded in Official Records Book 3563, page 190, subject to Right of Way deeds and agreements as shown in the plat of MCNEIL'S ORANGE VILLA as recorded in Plat Book 2, Pages 99 through 101 and Quit Claim deed as recorded in Deed Book 46, Page 193 of the Public Records of Seminole County, Florida,

The South 300.00 feet of the West ½ of Lot 63, Less the West 5.00 feet and Less the North 150.00 feet thereof, MCNEIL'S ORANGE VILLA, according to the plat thereof as recorded in Plat Book 2, Pages 99 through 101, Public Records of Seminole County, Florida.

Being more particularly described as follows:

Begin at the intersection of the North line of the South 150.00 feet of the West ½ of Lot 63 with the East right of way line of Eden Park Avenue as recorded in Deed Book 46, page 193 of the Public Records of Seminole County, Florida; thence run S 89°33'52" E along said North line for a distance of 16.00 feet; thence run S 00°00'26" E for a distance of 19.50 feet; thence run N 89°33'52" W for a distance of 16.00 feet to the East right of way line of said Eden Park Avenue; thence run N 00°00'26" W along said East right of way line for a distance of 19.50 feet to the Point of Beginning.

Containing 312 Square feet more or less.

The sketch for this description is shown on sheets 8 of 10 of the Seminole County, Eden Park Avenue Right of Way Map, work project number PS-569-00/BJC
THIS SKETCH IS NOT A SURVEY.

I hereby certify that this legal description is true, accurate and complete to the best of my knowledge and is in compliance with the minimum technical standards as set forth in chapter 61g17-6 of the Florida Administrative code.

Daniel A. Groves

7.14.03

Daniel A. Groves

signature date

Florida Professional Surveyor and Mapper no. 4625

METRIC ENGINEERING INC.

2269 Lee Road, Suite 101,

Winter Park, Florida 32789

EXHIBIT "B"-LIST OF INTERESTS-BUNNELL ROAD/EDEN PARK AVENUE PROJECT

	A	B	C	D	E	F	G	H
1	BUNNELL ROAD PROJECT							
2								
3	Parcel #	Property Owner	Easement Holder	Easement Type	Date of Easement	OR Book	Pages	Date Recorded
4								
5	109/709A,B,C	Country Creek Master Association, Inc.	Florida Power Corporation	Electrical Transmission	03/01/1999	1215	999-1000	Mar 23, 1999
6	124B/124C	Dorothy E. Richards	Florida Power Corporation	Electrical Distribution	04/10/1973	982	710	Jun 4, 1973
7	140	Loyless O. Dagg & Lisa Dagg Action	Florida Power Corporation	Electrical Distribution	11/07/1978	1227	1717-1719	Jun 11, 1979
8	142	Rernard J. Allen & Paula J. Allen	Florida Power Corporation	Electrical Distribution	02/28/1967	623	159	Jul 19, 1967
9	150	CC Altamonte Joint Venture	Florida Power Corporation	Electrical Distribution	06/27/1989	2249	798-802	Dec 17, 1990
10	701	International Promoters of Art, Inc.	Florida Power Corporation	Electrical Distribution	04/01/1991	2317	744-745	Jul 22, 1991
11	701	International Promoters of Art, Inc.	Florida Power Corporation	Electrical Distribution	Nov 29, 1978	1201	1484-1485	Dec 20, 1978
12	707	Pulte Home Corporation	Florida Power Corporation	Electrical Distribution	Nov 29, 1978	1201	1484-1485	Dec 20, 1978
13	702	Barbara J. Parry	Florida Power Corporation	Electrical Distribution	Nov 29, 1978	1201	1484-1485	Dec 20, 1978
14	704	Hans Hoeh, Trustee	Florida Power Corporation	Electrical Distribution	Nov 29, 1978	1201	1484-1485	Dec 20, 1978
15	707	Pulte Home Corporation	Florida Power Corporation	Electrical Distribution	Aug 12, 1999	3746	799-802	Oct 27, 1999
16	736/737	Florida Conference Assoc Seventh-Day Advent	Florida Power Corporation	Electrical Distribution	Apr 15, 1974	1024	309-311	**see below
17	736/737	Florida Conference Assoc Seventh-Day Advent	Florida Power Corporation	Electrical Distribution	Sep 11, 1975	1068	378-379	Nov 3, 1975
18	736/737	Florida Conference Assoc Seventh-Day Advent	Florida Power Corporation	Electrical Distribution	Dec 8, 1995	3035	357-358	Feb 26, 1996
19								
20								
21								
22								
23	EDEN PARK AVENUE PROJECT							
24								
25	Parcel #	Property Owner	Easement Holder	Easement Type	Date of Easement	OR Book	Pages	Date Recorded
26								
27	110	Patricia M. Moran	Florida Power Corporation	Electrical Distribution	Aug 2, 1979	1256	867-868	Dec 7, 1979
28	111	Karen L. Lukas	Florida Power Corporation	Electrical Distribution	Dec 11, 1981	1505	1020-1023	Nov 29, 1983
29	715C,D/815A,B	Country Creek Master Association, Inc.	Florida Power Corporation	Electrical Distribution	Feb 11, 1984	1617	461-464	**see below
30	718	Noe N. Alvarez & Isabel Alvarez	Florida Power Corporation	Electrical Distribution	Mar 10, 1993	2627	306-307	Aug 9, 1993

**** Date is not Readable on Instrument****

EXHIBIT "B"